

CITY OF SAN ANTONIO

Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

February 1, 2005
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Bradley T. Peel – District Mayor
Willie M. Dixon – District 2	Jody Sherrill – District 7
Helen Dutmer – District 3	Dr. Morris A. Stribling – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Robert R. Robbins – District 10
Christopher R. Martinez – District 6	
Chairman	

1. **Work Session briefing by staff to discuss briefing on Unified Development Code Amendments approved by City Council on December 9, 2004, briefing on proposed amendments to the Unified Development Code establishing procedures and standards for recognition of rights under Chapter 245 of the Texas Local Government Code (“vested rights”) and related issues, and zoning case recommendations and other items for consideration on agenda for February 1, 2005, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Approval of January 18, 2005 Minutes.
7. **ZONING CASE NUMBER Z2005016:** The request of City of San Antonio, Historic Preservation Office for Darryl Ohlenbusch , Applicant, for Darryl Ohlenbusch, Owner(s), for a change in zoning to Designate Historic Significant on Lot 6, Block 5, NCB 1675, 2340 South Presa Street.
(Council District 5)
 - A. Finding of consistency with Master Plan
 - B. Recommendation on zoning change request

8. **ZONING CASE NUMBER Z2005010:** The request of Casey Cooke, Applicant, for Casey Cooke, Owner(s), for a change in zoning from “R-6” Residential Single Family District to “R-6” C Residential Single Family District with Conditional use for a fourplex on Lot 12, Block 5, NCB 1967, 1647 W. Woodlawn. (Council District 1)
 - A. Finding of consistency with Master Plan
 - B. Recommendation on zoning change request
9. **ZONING CASE NUMBER Z2005009 C:** The request of La Obra Milagrosa Church DBA Miracle Center Church, Applicant, for La Obra Milagrosa Church DBA Miracle Center Church, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “R-4” C Residential Single-Family District with a Conditional Use for a Recreational Facility-Private Community Wide on 1.836 acre tract of land out of Lot 11, Block 49, NCB 11079, 1911 Escalon Avenue. (Council District 3)
10. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
11. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request.

Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling
207-7245

CASE NO: Z2005009 C

Final Staff Recommendation - Zoning Commission

Date: February 01, 2005

Continuance from Zoning Commission January 18, 2005
for Conditional Use.

Council District: 3

Ferguson Map: 682 B2

Applicant Name:

Owner Name:

La Obra Milagrosa Church DBA Miracle
Center Church

La Obra Milagrosa Church DBA Miracle Center Church

Zoning Request: From R-4 Residential Single-Family District to R-4 C Residential Single-Family District
with a Conditional Use for a Recreational Facility-Private Community Wide..

Property Location: 1.836 acre tract of land out of Lot 11, Block 49, NCB 11079

1911 Escalon Avenue

Westside of Escalon Avenue and Shemya Avenue

Proposal: Recreational Facility (Gymnasium)

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The subject property is located on a local residential street (Escalon Avenue) in the interior of a single-family residential neighborhood. The subject property is surrounded by R-4 Residential Single-Family Zoning and majority of the surrounding property is currently undeveloped. A drainage easement is located to the southwest. The R-4 C Residential Single-Family District with a Conditional Use for a Recreational Facility-Private Community Wide would be appropriate at this location. The Conditional Use will allow the Recreational Facility while preserving the character of the neighborhood. The site is currently undeveloped and will include the construction of the expansion to the existing church (La Obra Milagrosa Church DBA Miracle Center Church) located across the street to the northeast.

The following conditions shall apply to the operation of nonresidential conditional uses permitted within any residential district, unless otherwise approved by the City Council: 1. There shall be no exterior display or sign with the exception that a nameplate, not exceeding three (3) square feet in area, may be permitted when attached to the front of the main structure. 2. No construction features shall be permitted which would place the structure out of character with the surrounding neighborhood. 3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 6:00 p.m.

Requested by the applicant: 3. Business or office hours of operations shall not be permitted before 7:00 a.m. or after 10:00 p.m.

CASE MANAGER : Pedro Vega 207-7980

CASE NO: Z2005010

Final Staff Recommendation - Zoning Commission

Date: February 01, 2005

Continuance from January 18, 2005 to consider R-6C

Council District: 1

Ferguson Map: 616 A1

Applicant Name:

Casey Cooke

Owner Name:

Casey Cooke

Zoning Request: From R-6 Residential Single Family District to MF-25 Multi Family District.

Property Location: Lot 12, Block 5, NCB 1967

1647 W. Woodlawn

Proposal: To make existing zoning consistent with the current use of property

Neigh. Assoc. Woodlawn Lake Community Association, Jefferson Neighborhood Association

Neigh. Plan Near Northwest Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Inconsistent. This area is identified for medium-density residential.

Denial as requested and approval of R-6C with a conditional use for multi-family dwellings not to exceed 23 units per acre. The requested MF-25 zoning will permit 4.5 units on this .18 acre site. The conditional use will permit up to 4 units on the property. A fourplex is consistent with the neighborhood plan. The area is developed and zoned with a mix of commercial and multi-family dwellings.

CASE MANAGER : Fred Kaiser 207-7942

CASE NO: Z2005016

Final Staff Recommendation - Zoning Commission

Date: February 01, 2005

Continuance from Zoning Commission January 18, 2005

Council District: 5

Ferguson Map: 651 A1

Applicant Name:

City of San Antonio, Historic Preservation
Office for Darryl Ohlenbusch

Owner Name:

Darryl Ohlenbusch

Zoning Request: To Designate Historic Significant

Property Location: Lot 6, Block 5, NCB 1675

2340 South Presa Street

The northeast corner of South Presa Street and Bershire

Proposal: To Designate Historic Significant

Neigh. Assoc. Riverside Neighborhood Association

Neigh. Plan South Central San Antonio Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent. One of the main goals of the South Central Neighborhood Plan is the preservation of historically significant structures, both residential and commercial. There are several historical zoning overlays in the area.

Approval. On December 15, 2004 the Historic Design and Review Commission (HDRC) recommended a finding of historic significance for this property. The building qualifies as a City of San Antonio Landmark according to the following criteria of the Historic and Design Section of the Unified Development Code:

- A. its value as a visible reminder of the cultural heritage of the community (35-607(b)(1));
- B. its identification with a person or persons who significantly contributed to the development of the community (35-607(b)(2));
- C. its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, and method of construction (35-607(b)(5));
- D. its unique location that makes it an established and familiar visual feature (35-607(b)(7));
- E. its historical, architectural, and cultural integrity of location, design, material, and workmanship (35-607(b)(8));
- F. resources associated with family persons important to the history of San Antonio (35-607(c)(1)(E));
- G. buildings that have come to represent a part of San Antonio's cultural heritage for at least twenty-five years (35-607(c)(2)(A)); and
- H. markets and commercial structures which are important to the cultural life of San Antonio (35-607(c)(2)(D)).

The property-owner initiated and is in favor of the proposed zone change.

CASE MANAGER : Eric Dusza 207-7442

